



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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DEPARTMENT OF
PLANNING & ZONING

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 161-165 Elmwood Avenue

PROPERTY

OWNER*: Abe's Corner LLC

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 38 Crombie Street

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: 802-363-5165

EMAIL: ejhoekstra@gmail.com

SIGNATURE: [Signature]

I am the owner and I duly authorize the owner's representative (if applicable) to act on my behalf for all matters pertaining to this zoning permit application.

OWNER'S

REPRESENTATIVE: Erik J. Hoekstra

POSTAL ADDRESS: 38 Crombie Street

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: 802-363-5165

EMAIL: ejhoekstra@gmail.com

SIGNATURE: [Signature]

Description of Proposed Project: Changes to parking and drainage. See Zoning Permit Application for 196-202 North Street and accompanying site plan.

Existing Use of Property: ☐ Single Family ☒ Multi Family: # 4 Units ☐ Other: _____

Proposed Use of Property: ☐ Single Family ☒ Multi Family: # 4 Units ☐ Other: _____

Will 400 sq ft or more of land be disturbed, exposed and/or developed?

Yes ☒ No ☐

(If yes, you will need to provide the 'Erosion Prevention and Sediment Control Plan' questionnaire with a site plan)

For Single Family & Duplex, will total impervious area be 2500 sq ft or more?

Yes ☐ No ☒

(If yes, you will need to provide the 'Stormwater Management Plan' questionnaire with a site plan)

Are you proposing any work within or above the public right of way?

Yes ☒ No ☐

(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$ 0

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

- Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit).
- A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire.
- Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: NMU Eligible for Design Review? U Age of House _____ Lot Size 7590

Type: SN _____ AW _____ FC _____ BA _____ COA 1 ☒ COA 2 _____ COA 3 _____ CU _____ MA _____ VR _____ HO _____ SP _____ DT _____ MP _____

Check No. 513 Amount Paid 80. — Zoning Permit # 13-0695CA

submitted at DAB
1/22/13



⊖ Site Photo



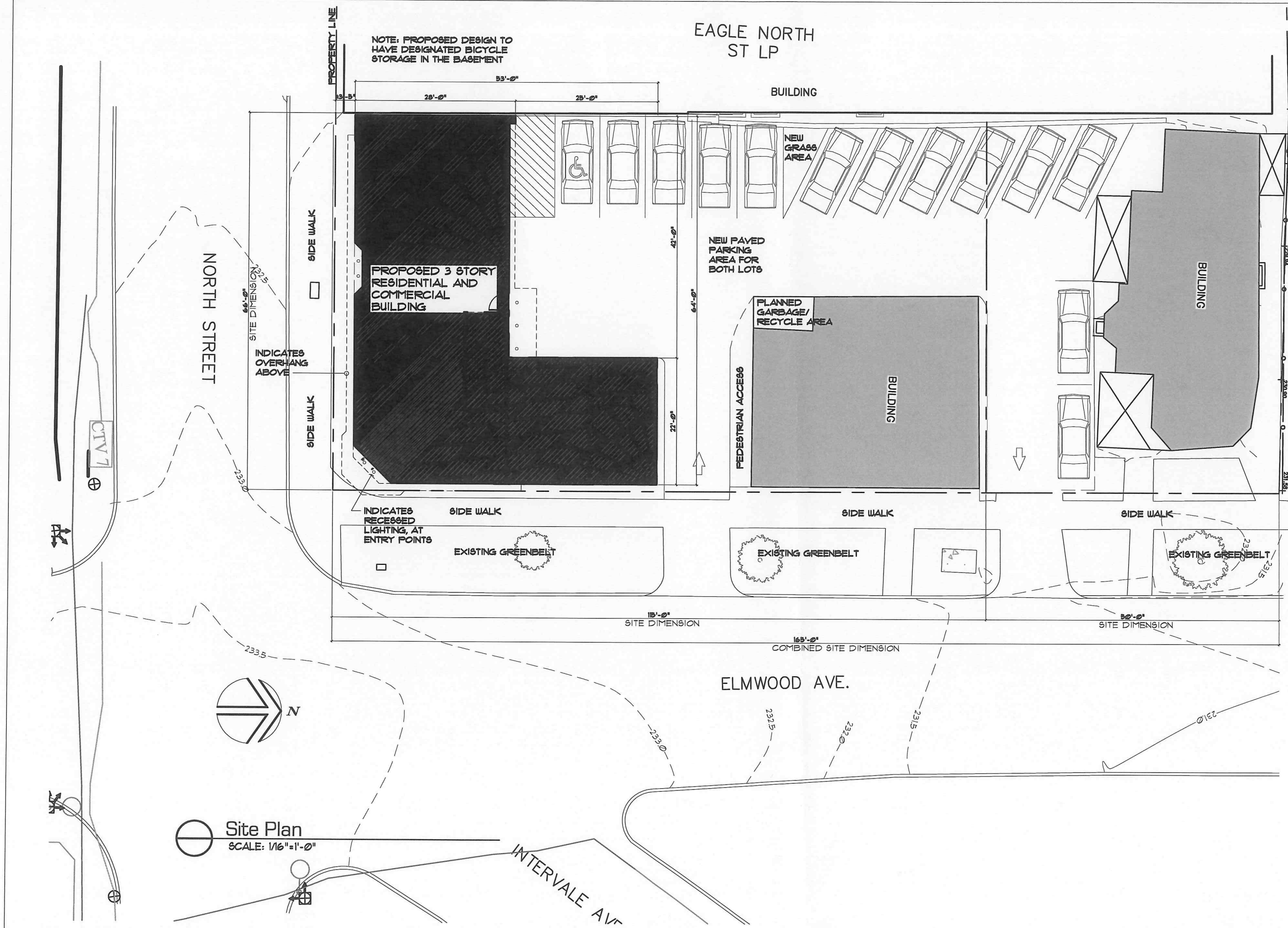
⊖ Aerial Site Photo

The parcel is located on the corner of North Street and Elmwood Avenue.

Previous Use: The previous building burned down in 1978 and the corner of this parcel has been vacant since. Redevelopment of this corner has been a planning and community/economic development goal of the City for many years .

200 NORTH STREET: ABES CORNER DEVELOPMENT

PROPOSED:
MIXED USED COMMERCIAL AND RESIDENTIAL BUILDING:
(7 apartments, 1 or 2 commercial units)
OWNER:
ABE'S CORNER LLC: Stu McGowan & Erik Hoekstra



EXISTING/PREVIOUS SITE:
Lot size: (66' x 115') = +,-7590 sft
Previous Coverage: = +,-100%
<i>Note: previous building burned down, and site was gravel coverage- calculations are based on previously approved lot coverage of 100%</i>
PROPOSED:
New Building Footprint = 2223 sft
Lot size: (66' x 115') = +,-7590 sft
Proposed Coverage: = +,-97%

200 NORTH STREET: ABES CORNER DEVELOPMENT

PROPOSED:
MIXED USED COMMERCIAL AND RESIDENTIAL BUILDING:
(7 apartments, 1 or 2 commercial units)
OWNER:
ABE'S CORNER LLC: Stu McGowan & Erik Hoekstra

- LEGEND**
- 336 --- EXISTING CONTOUR
 - 336 --- PROPOSED CONTOUR
 - --- APPROXIMATE PROPERTY LINE
 - SS --- GRAVITY SEWER LINE
 - FM --- FORCE MAIN
 - W --- WATER LINE
 - OE --- OVERHEAD ELECTRIC
 - UE --- UNDERGROUND ELECTRIC
 - T --- TELEPHONE LINE
 - G --- GAS LINE
 - ST --- STORM DRAINAGE LINE
 - ⊙ SEWER MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ HYDRANT
 - ⊙ SHUT-OFF
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - ⊙ CATCH BASIN
 - ⊙ LIGHT POLE
 - ⊙ SIGN
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - --- EDGE OF BRUSH/WOODS
 - --- CHAIN LINK FENCE

INSTALL INLET PROTECTION AT DRYWELL
SEE DETAIL SHEET C3.1

INSTALL SILT FENCE, HAYBALES, OR GRAVEL BAGS AT PERIMETER OF STOCKPILE

EAGLE NORTH ST LP

TEMPORARY SOIL STOCKPILE

PROPOSED BUILDING
200 NORTH STREET

DAVID ELY & HILDA BARNES

EX. BUILDING
167 ELMWOOD AVE.

EX. BUILDING
161-165 ELMWOOD AVE.

ELMWOOD AVE.

INTERVALE AVE.

NORTH STREET

EROSION CONTROL NOTES

1. Contact City of Burlington DPW Stormwater administrator at least 24 hours prior to start of construction activity.
2. Install erosion and sediment control measures prior to earth disturbance. Erosion control measures shall be inspected and repaired daily in order to minimize the discharge of sediment to the City drainage system. Maintain sediment controls until site is fully stabilized.
3. The access points to the project and nearby portions of surrounding City streets shall be inspected daily and prior to forecast precipitation events. Sediment deposited by vehicle tracking shall be removed by sweeping as needed and prior to forecast precipitation.
4. No vehicle or equipment parking or material staging shall occur within the City ROW without permission from the City of Burlington Department of Public Works.
5. The new and existing stormwater drainage system shall be free from sediment and construction debris at the completion of construction, and prior to transfer of the site to the owner.
6. Disturbed areas shall be stabilized with topsoil, seed and mulch, stone, concrete, pavement, or other approved means within 14 days of initial disturbance.
7. Silt fence or other approved silt barrier shall be installed at the downslope perimeter of all soils stockpiles.

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802.894.2222 FAX 802.894.2271 web: www.coea-vt.com

DRAWN
MAB
CHECKED
PBS
APPROVED
PBS

OWNER:

ABE'S CORNER, LLC

38 CROMBIE STREET
BURLINGTON
VERMONT

PROJECT:

ABE'S CORNER

200 NORTH STREET
BURLINGTON
VERMONT

DATE	CHECKED	REVISION
1/9/12	PBS	LOCAL PERMIT PLANS

EROSION CONTROL PLAN

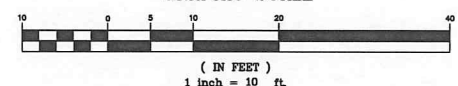
DATE
JAN., 2013
SCALE
1" = 10'
PROJ. NO.
12239

DRAWING NUMBER
C3.0

NOTES

1. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. The Contractor shall field verify all utility conflicts. All discrepancies shall be reported to the Engineer. The Contractor shall contact Dig Safe (888-344-7233) prior to any construction.
2. This plan is not a boundary survey and is not intended to be used as one.
3. Property line information is based on a plan entitled "Plat of Survey Eagle/North Street." Prepared by Warren Robenstein, dated 7/3/02. Monumentation found was consistent with the recorded plat.

GRAPHIC SCALE



- EROSION CONTROL REQUIREMENTS
- PART 1 - GENERAL
- 1.01 SUMMARY
- A. The work under this section includes but is not limited to providing all labor, equipment and materials for the installation of all required site related erosion control measures. If not otherwise directed on the plans, erosion control shall be in strict conformity with all City Department of Public Works requirements, as well as the latest revision of the "Low Risk Site Handbook for Erosion Prevention and Sediment Control" available from the VT DEC Stormwater Section at:
- www.onr.state.vt.us/dec/waterq/stormwater/htm/sw_cgp.htm
- 1.02 GENERAL NOTES
- A. The discharge of sediment laden water from the project site is prohibited. All discharged water from dewatering operations shall discharge into a temporary sedimentation basin.
- B. If soil disturbance will be required later than October 15th or earlier than April 15, the contractor shall be responsible for maintaining compliance with the winter stabilization practices and requirements for winter construction found in the "Low Risk Site Handbook for Erosion Prevention and Sediment Control".
- C. Contractor shall mark the site boundaries to identify the limits of construction. Fence is required on any boundary within 50 ft. of a stream, lake, pond or wetland.
- D. All stockpile material (topsoil, borrow, etc.) shall have silt fence installed around the downgradient portion of the stockpile perimeter. Seed and mulch stockpiled material as soon as possible to prevent soil erosion and sedimentation off site. Locate stockpiles on the uphill side of the disturbed areas, if possible. During windy conditions, stockpiled material shall be covered or watered appropriately to prevent wind erosion.
- E. Slopes greater than 1:3 shall have erosion control netting installed to stabilize the slope and reduce the erosion potential. Install netting over mulched slopes so that all parts are in contact with the soil and mulch. Pin netting with wire staples 3' o.c. to ensure full bonding with soil surface.
- F. Install stone check dams in grass-lined swales 50 feet on center to prevent silt from washing into the drainage system during construction. Check dams shall be removed when vegetation is established.
- G. Control dust through the application of calcium chloride or water. An average application of one pound of calcium chloride per square yard of exposed area should be considered for each treatment. The exact number of applications and amount of dust controller shall be based upon field and weather conditions. It shall be spread in such manner and by such devices that uniform distribution is obtained over the entire area on which it is ordered placed.
- PART 2 - PRODUCTS
- 2.01 EROSION CONTROL NETTING
- A. Jute netting shall consist of undyed and unbleached yarn woven into a uniform open plain weave mesh.
- 2.02 EROSION CONTROL MATING
- A. Where required on the plans or where directed by the Engineer, erosion control blankets (mating) shall be North American Green S75 unless otherwise shown on plans
- 2.03 FILTER FABRIC
- A. When filter fabric is required, it shall conform to the requirements of Mirafi 140NS or approved equivalent.
- 2.04 CALCIUM CHLORIDE
- A. Calcium chloride shall conform to the requirements of AASHTO M 144. Either regular flake calcium chloride, Type 1 or concentrated flake, pellet or other granular calcium chloride, Type 2, may be used.
- 2.05 WATER
- A. All water used shall be clean and free of harmful amounts of oil, salt, acids, alkalies, sugar, organic matter and other substances injurious to the finished product, plant life or the establishment of vegetation.
- PART 3 - EXECUTION
- 3.01 STONE CHECK DAM INSTALLATION
- A. Stone check dams to be constructed and installed as outlined in the Low-Risk Handbook or as instructed by the Engineer. Once vegetation is established and the check dams are no longer needed for erosion control, they shall be removed.
- 3.02 SILT FENCES
- A. The silt fences shall be constructed in accordance with the construction detail. The fence shall generally be placed 10 feet from the toe of the slope or as shown on the plans. The ends of the fence shall be placed uphill to form a horseshoe shape to trap all runoff.
- B. The silt fences shall be inspected periodically for damage or build-up of sediments. All damaged fences shall be repaired or replaced. Sediment deposits shall be removed from the fence as they build up and be placed in an area where there is no danger of further erosion.
- 3.03 EROSION MATTING
- A. Erosion matting shall be placed on all grass-lined ditches with profile grades exceeding 5.0% and shall be placed and maintained in accordance with the Vermont Agency of Transportation Standard Specifications Sections 654 and 755.07.

- 3.04 RESTORATION
- A. As soon as construction is completed in a given area, it shall be topsoiled, seeded, and mulched.
- 3.05 GRASS-LINED DITCHES
- A. All ditches that are not stone-lined shall be topsoiled, seeded, and mulched. Any area which shows signs of erosion shall be reseeded immediately and maintained until permanent vegetation is established.
- 3.06 TEMPORARY DIVERSION DITCH
- A. Stabilize any diversion berms or flow channels with seed and straw mulch or erosion control matting immediately after installation. Channels with slopes greater than 5% shall be lined with 4 inch stone. The diversion berm shall remain in place until disturbed areas are completely stabilized.
- 3.07 MAINTENANCE
- A. All erosion control measures shall be inspected weekly and repaired and/or replaced as needed.
- B. All erosion control measures shall be inspected after periods of heavy rain.
- C. The stabilized road entrance shall be top dressed with additional stone should the existing stone become clogged with sediment.
- D. Hay or straw mulch is subject to wind action. Mulch may require anchoring as the weather conditions warrant.

- 3.08 WINTER CONSTRUCTION
- A. If, due to the project schedule, construction during the winter months is necessary, the Contractor shall follow the winter construction procedures outlined in the "Low Risk Site Handbook for Soil Erosion and Sediment Control" as well as the following procedures:
1. Minimize disturbance between October and May.
 2. All erosion control measures shall be in place prior to the ground freezing.
 3. For areas to be stabilized by vegetation, seeding shall be completed no later than September 15 to ensure adequate growth and cover.
 3. All non-vegetative stabilization must be completed by October 15.
 4. Where mulch is specified, apply roughly 3 inches with an 80-90% cover. Mulch should be tracked in or stabilized with netting in open areas vulnerable to wind.

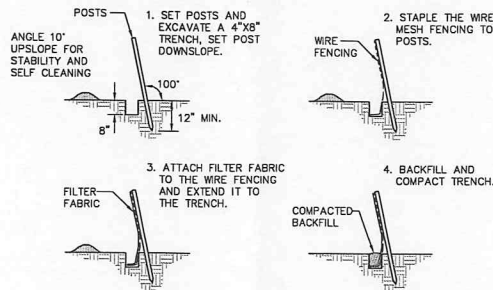
- PART 1 - GENERAL
- 1.01 SUMMARY
- A. Section includes:
1. Furnishing all labor, materials and equipment to complete all seeding required to provide temporary protection against wind or water erosion.
- 1.02 GENERAL NOTES
- A. Adequate seed bed preparation, use of quality seed, and timely planting are required to achieve a good stand of vegetation to control erosion. Within 48 hours of final grading, the exposed soil must be seeded and mulched or covered with erosion control matting.

- PART 2 - PRODUCTS
- 2.01 GENERAL
- A. At a minimum, all products shall meet the requirements of Section 651 of the VAOT Standard Specifications for Construction.

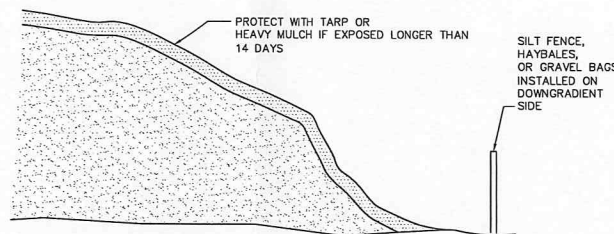
- PART 3 - EXECUTION
- 3.01 SEEDING CONDITIONS
- A. All essential grading and all temporary structures, such as diversions, dams, ditches, and drains needed to prevent gullying and reduce siltation, should be completed prior to seeding.
- B. All areas of disturbance must have temporary or permanent stabilization within 14 days of initial disturbance. After this time, any disturbance in the area must be stabilized at the end of each work day.
- C. Stabilization is not required if earthwork is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours.

- 3.02 SEED AND SEEDING
- A. Seed and seeding rates may be selected from the table below. The selection will be based on the time of year the seeding is to be made and the length of time the vegetation is to afford the protection. The seed should be spread uniformly over the area. After seeding, the soil should be firmed by rolling or packing. Where rolling or packing is not feasible, the seed should be covered lightly by raking, disking, or dragging.
- B. Plant Selection and Seeding Rates:
- | Species | Per Acre | Per 1000 Sq. Ft. | Remarks |
|--------------------|----------|------------------|--|
| Annual Ryegrass | 40 lbs. | 1 lb. | Grows quickly, but is of short duration. Use where appearances are important. Seed early spring and/or between August 15 and September 15. Cover the seed with no more than 0.25 inch of soil. |
| Perennial Ryegrass | 30 lbs. | 0.7 lbs. | Good cover which is longer lasting than annual ryegrass. Seed between April 1 and June 1 and/or between August 15 and September 15. Mulching will allow seeding throughout the growing season. Seed to a depth of approximately .5 inch. |

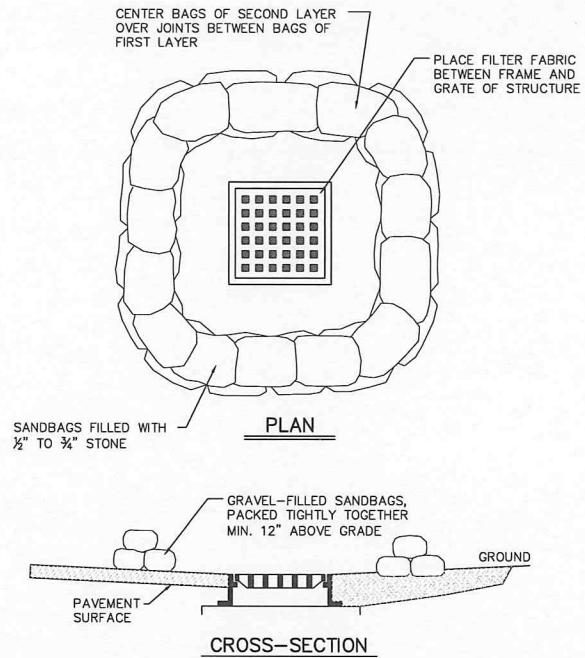
- 3.04 MULCHING
- A. Where it is impracticable to incorporate fertilizer and seed into moist soil, the seeded area should be mulched to facilitate germination.
- 3.05 MAINTENANCE
- A. If the seeding fails to grow, it may need to be re-established to provide adequate erosion control.
- B. If weeds become a problem, they may need to be controlled by mowing.



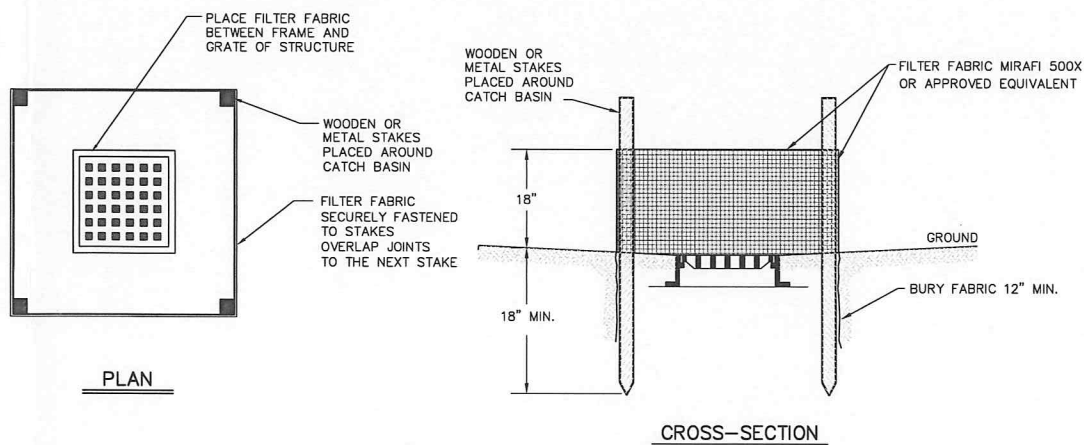
SILT FENCE CONSTRUCTION DETAIL
N.T.S.



TEMPORARY STOCKPILE DETAIL
N.T.S.



CATCH BASIN INLET PROTECTION (GRAVEL BAGS)
N.T.S.



CATCH BASIN
INLET PROTECTION (WITH FABRIC)
N.T.S.

RECEIVED
JAN 09 2013
DEPARTMENT OF
PLANNING & ZONING

SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.coea-vt.com
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DRAWN
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ABE'S CORNER, LLC

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ABE'S CORNER

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